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Dated: October 26, 2010

A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

**GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

10-22592

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

William B. Skinner, III and Tania L. Ackley
Debtors.

U.S. Bank, National Association
Movant,

vs.

William B. Skinner, III and Tania L. Ackley,
Debtors, Jill H. Ford, Trustee.

Respondents.

No. 2:10-BK-19688-GBN

Chapter 7

ORDER

(Related to Docket #10)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated August 9, 2007 and recorded in the office of the
3 Maricopa County Recorder wherein U.S. Bank, National Association is the current beneficiary and
4 William B. Skinner, III and Tania L. Ackley have an interest in, further described as:

5 LOT 174, OF BELL POINTE I, ACCORDING TO THE PLAT OF RECORD IN
6 THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
7 RECORDED IN BOOK 670 OF MAPS, PAGE 49, AND AFFIDAVIT OF
8 CLARIFICATION RECORDED AS 2004-528990 OF OFFICIAL RECORDS;
9 EXCEPT ONE-HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED
10 RECORDED IN DOCKET 10510, PAGE 179; AND EXCEPT ALL MINERALS,
11 OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 100
12 FEET BELOW THE SURFACE OF SAID PREMISES, AS RESERVED BY THE
13 SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION,
14 IN INSTRUMENT RECORDED AS BOOK 412 OF DEED, PAGE 558 .

15 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written
16 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
17 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
18 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
19 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

20 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
21 to which the Debtor may convert.
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